

Memorandum

MIAMI-DADE
COUNTY

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DEPT. BUSINESS DEV.

Date: August 22, 2011

To: Penelope Townsley, Director
Department of Small Business Development

From: Fernando V. Ponassi, MA Arch., LEED® AP BD+C
Manager, Contracts Administration Section
Design & Construction Services Division
General Services Administration

Subject: Notice of Construction Project
Historic Hampton House, GSA Project No. Z000110 GOB ESP

RECOMMENDATION

General Services Administration (GSA) is requesting that the subject project be reviewed by the Department of Small Business Development (SBD) for Community Small Business Enterprise (CSBE) measures, in order to proceed with the advertisement and subsequent bidding of the construction contract.

BACKGROUND

The Historic Hampton House (HHH) is located at 4200 NW 27th Avenue, Miami, FL 33142, and the project consists of the restoration of a two-story, 22,000 square-foot structure. The HHH was designated a historic site by the Historic Preservation Board of Miami-Dade County on April 17, 2002, and is the most significant and representative building of the civil rights movement in Miami-Dade County. All work carried out must ensure the preservation of the site, building, and other structures on the property. The approach taken must identify and preserve all visual and tangible aspects of the historic building and must embody important goals; the preservation of historic materials and the building's distinguishing character, while at the same time adapting it to its new use as a multi-use center of social and cultural life for the local community. All work must comply with Miami-Dade County's Historic Preservation Ordinance and the Secretary of Interior's Standards for Restoration and Rehabilitation.

The applicable trades for the construction portion of the project will consist of concrete and masonry; roofing assembly; framing, drywall and finishing; painting; heating, ventilation and air conditioning (HVAC) systems; underground utility systems; asphalt paving including curbs and drainage; landscaping; plumbing system; electrical/electronic systems; and fire protection system. GSA requires that the selected General Contractor must demonstrate having restored, at a minimum, one (1) facility of similar size and complexity with a project cost of \$5,000,000 within the past ten (10) years; the facility proposed as example of previous experience must be a "historic site", as designated by the preservation Board or authority having jurisdiction on preservation issues where the proposed example is located. **GSA recommends that this contract be set-aside for CSBE certified contractors, provided there are enough firms that can demonstrate having had the required previous experience, as indicated above.**

For further details, please see Departmental Input Construction Contract/Project Measure Analysis and Recommendation (attached). If additional information is required, please contact me directly at (305) 375-3965.

8/23/11

cc: Wendi J. Norris, Director, GSA
Jose R. Perez, AIA, LEED®AP, Director, DCSD, GSA
Asael Marrero, AIA, Manager, AES, GSA
H. Patrick Brown, CM3, CMS, GSA
Laurie Johnson, SBD
Kelly Duncombe, SBD
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Project File

DEPARTMENT INPUT
CONSTRUCTION CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION

Check applicable Ordinance(s): ☒ 90-143 Responsible Wage and Benefits
☒ 03-237 (formerly 03-1) Community Workforce Program

PROJECT INFORMATION See attachment ☐

Contract/Project/*Work Order No.: Z000110

Contract/Project Title: Historic Hampton House Restoration

Description/Scope of Work: This project consists of the restoration of a two-story 22,000 SF structure. The Historic Hampton House was designated a historic site by the Historic Preservation Board of Miami-Dade County on April 17, 2002. The Historic Hampton House is the most significant and representative building of the civil rights movement in Miami-Dade County. All work carried out must ensure the preservation of the site, building, and other structures on the property. The approach taken must identify and preserve all visual and tangible aspects of the historic building and must embody important goals; the preservation of historic materials and the building's distinguishing character, while at the same time adapting it to its new use as a multi-use center of social and cultural life for the local community. All work must comply with Miami-Dade County's Historic Preservation Ordinance and the Secretary of Interior Standards for Restoration and Rehabilitation.

Estimated Cost: \$4,525,165.00 **Funding Source:** GOB Series F

Location of Project: 4200 NW 27th Avenue, Miami, FL 33142

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CWP) See attachment ☐

Engineer/Department or Agency's estimated required workforce for Project ☒ **Work Order** ☐:

Trade/Skills Required	Est. # of workforce required per trade	Est. # of total days to complete job
01. General Requirements	4	120
02. Site Construction	8	150
03. Concrete	8	150
04. Masonry and Stone	6	150
05. Metal	4	90
06. Wood and Plastic	4	60
07. Thermal and Moisture Protection	3	90
08. Doors and Windows	4	90
09. Finishes	6	120
10. Specialties	4	60
11. Equipment	3	60
12. Furnishings	3	30
13. Special Construction	N/A	N/A
14. Conveying Systems	4	90
15. Mechanical	6	150
16. Electrical	6	150

Comments: N/A

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CSBE) See attachment ☐

Sub-Trade	Estimated Cost	% of Item to Base Bid	Availability
01. General Requirements	\$ 271,510.00	6%	
02. Site Construction			
02.01 Earthwork	\$90,503.00	2%	
02.02 Paving & Drainage	\$226,258.00	5%	
02.03 Site Utilities	\$181,006.00	4%	
02.04 Landscaping/Irrigation	\$181,006.00	4%	
03. Concrete	\$ 407,265.00	9%	
04. Masonry and Stone	\$ 316,762.00	7%	
05. Metal	\$ 271,510.00	6%	
06. Wood and Plastic	\$ 362,013.00	8%	
07. Thermal and Moisture Protection	\$ 226,258.00	5%	
08. Doors and Windows	\$ 271,510.00	6%	
09. Finishes			
09.01 Metal Framing/Gypsum Board	\$ 362,013.00	8%	
09.02 Stucco/Cladding	\$90,503.00	2%	
09.03 Tile	\$90,503.00	2%	
09.04 Painting	\$ 45,252.00	1%	
09.05 Acoustical Treatments	\$ 45,252.00	1%	
10. Specialties			
10.01 Louvers/Signage/Toilet Accessories	\$ 90,503.00	2%	
11. Equipment			
11.01 Loading Dock/Kitchen/Audio/Visual	\$ 90,503.00	2%	
12. Furnishings			
12.01 Window Treatment/Planters	\$ 45,252.00	1%	
13. Special Construction	N/A	N/A	
14. Conveying Systems	\$ 45,252.00	1%	
15. Mechanical			
15.01 Plumbing	\$135,756.00	3%	
15.02 Heating/Ventilating/Air-Conditioning	\$316,762.00	7%	
16. Electrical	\$ 362,013.00	8%	
ESTIMATED CONSTRUCTION COST	\$ 4,525,165.00	100%	

RECOMMENDATION

Set-Aside: Level 1 ☐ Level 2 ☐ Level 3 ☐ Trade Set-Aside ☒ Sub-Contractor Goal ☐ Workforce Goal ☒ No Measure ☐

Basis for Recommendation: GSA recommends that this contract be set-aside for CSBE certified contractors, provided there are enough firms that can demonstrate having had the required previous experience, as indicated above.

Date submitted to SBD: 8/22/2011
Contact Person: Lillian D. Garcia, CAS A&E Contracts Manager
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